



HISTORIC LANDMARKS COMMISSION

HEARING AGENDA

WEDNESDAY, MARCH 1, 2006

Regular Session

6:30 P.M.

Council Wing

Room W118/119

200 East Santa Clara Street

San Jose, CA

COMMISSION MEMBERS

MICHAEL YOUMANS, CHAIR

EDWARD JANKE, VICE CHAIR

PATRICIA COLOMBE

JUSTINE LEONG

MARTIN ALKIRE

HELENE LAVELLE

SCOTT CUNNINGHAM

**JOSEPH HORWEDEL, ACTING DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Michael Youmans**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **March 1, 2006** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

6:30 PM SESSION

1. ROLL CALL

2. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. A list of staff-recommended deferrals is available on the table. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

The matter of deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. **APPROVAL OF THE FEBRUARY 1, 2006 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

The Consent Calendar is now closed.

4. PUBLIC HEARINGS

None

5. **REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. **EVERGREEN EAST HILLS VISION STRATEGY DEIR**. Adoption of a revised *Evergreen Development Policy (EDP)*, including design guidelines; and Changes in General Plan land use designations and zonings on approximately 542 acres of land in Evergreen; and Construction of various transportation and community amenity projects in the Evergreen • East Hills area, generally located east of U.S. 101 and south of Story Road, excluding properties south of the intersection of U.S. 101 and Hellyer Avenue.

Staff Recommendation:

Historic Landmarks Commission comment on the DEIR Cultural Resources Chapter and authorize the HLC Chair to sign a DEIR comment letter on behalf of the Commission, to the Director of Planning, Building and Code Enforcement.

- b. **GP03-03-03 & PDC05-042**. General Plan Amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to High Density Residential (25-50 DU/AC) and Planned Development Rezoning from CG Commercial General Zoning District to A(PD) Planned Development Zoning District to allow up to 29 single-family attached residences on a 0.69 gross acre site. The project involves the demolition of the structure at 160 Balbach Street, listed on the Historic Resources Inventory as a Structure of Merit. (Anthony Ho, Applicant/Greg Gray, Owner) CEQA: Mitigated Negative Declaration, SNI: Market/Almaden, Council District 3.

Staff Recommendation:

Historic Landmarks Commission recommends the following project conditions to the Director of Planning, Planning Commission, and City Council:

1. Establish a minimum rear yard of 20 feet and a minimum three-story set back of 50 feet from the rear property line adjacent to the Market Almaden Conservation Area, and
2. Advertise the structures at 150 & 160 Balbach Street for relocation, with the developer contributing towards relocation a dollar amount equivalent to demolition costs, and
3. Advertise the structures at 150 & 160 Balbach Street for salvage opportunities to local historic organizations and salvage companies prior to any demolition activities if relocation is not successful, and
4. Submit archival (non-HABS) level photographic documentation for the 160 Balbach Street Structure of Merit, to the Historic Preservation Officer for archival storage at History San Jose library.

- c. **PROPOSED LOWELL CITY LANDMARK HISTORIC DISTRICT**
Review *Historic District Study* Context Statement in preparation for May 2006
Historic Landmarks Commission Hearing on the Proposed District.

6. PETITIONS AND COMMUNICATIONS

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
 2. Requesting staff to report back on a matter at a subsequent meeting; or
 3. Directing staff to place the item on a future agenda.
- a. Public Comment

7. GOOD AND WELFARE

- a. **Report from the Redevelopment Agency**
- b. **Report from the Secretary**
- i) Status of Circulation of Environmental Review Documents

- Link to Environmental Review on PBCE website
<http://www.sanjoseca.gov/planning/eir/>
- Baseball Stadium in the Diridon/Arena Area. DEIR

NOP distributed November 2005

Public Review Period ends April 6, 2006

The proposed project consists of the development of an approximately 1.5 million square foot, 45,000 seat major league baseball stadium, a 1,200 space parking structure, and a future commercial development site on approximately 23.1 acres, located between W. San Fernando St., W. San Carlos St., the Union Pacific railroad tracks and Los Gatos Creek, in City Council District: 6. City File No.: PP05-214.

- Flea Market (File No. PDC03-108)
NOP distributed April 2006; DEIR circulation anticipated April 2006
- Lowe's Home Improvement Warehouse (File No. PDC06-003)
NOP distributed January 2006; DEIR circulation anticipated May 2006

- ii) California Preservation Foundation CLG Workshops and Conference
- c. **Report from Committees**
 - History San Jose Collections Committee
Chair Youmans, Liaison
 - Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee
Commissioner Cunningham, Liaison
 - Japantown Survey Committee
Commissioner Alkire, Liaison
February 27, 2006 Meeting Report
 - Pellier Park Committee
Commissioner Colombe, Liaison
 - Counter to Council Historic Resources Subcommittee
Chair Youmans, Liaison
- d. **Report from Historic Landmarks Commission Subcommittees**
 - Design Review Committee (DRC)
Commissioner Leong, DRC Chair
February 15, 2006 Meeting Report
 - San Jose Industrial/High Tech Committee
Commissioner Lavelle

8. **ADJOURNMENT**

2006 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
January 20, 2006	12:00 - 4:30 p.m.	HLC Retreat	Room T-747
February 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
February 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
March 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
March 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
April 5, 2006	6:30 p.m.	Regular Meeting	Room W118/119
April 19, 2006	12:00 p.m.	Design Review Meeting	Room T-550
May 3, 2006	6:30 p.m.	Joint HLC/Parks Meeting	Room W118/119
May 17, 2006	12:00 p.m.	Design Review Meeting	Room T-550
June 7, 2006	6:30 p.m.	Regular Meeting	Room W118/119
June 21, 2006	12:00 p.m.	Design Review Meeting	Room T-550
No Regular Meeting in July			
August 2, 2006	6:30 p.m.	Regular Meeting	Room W118/119
August 16, 2006	12:00 p.m.	Design Review Meeting	Room T-550
September 6, 2006	6:30 p.m.	Regular Meeting	Room W118/119
September 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550
October 4, 2006	6:30 p.m.	Regular Meeting	Room W118/119
October 18, 2006	12:00 p.m.	Design Review Meeting	Room T-550
November 1, 2006	6:30 p.m.	Regular Meeting	Room W118/119
November 15, 2006	12:00 p.m.	Design Review Meeting	Room T-550
December 6, 2006	6:30 p.m.	Regular Meeting	Room W118/119
December 20, 2006	12:00 p.m.	Design Review Meeting	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>